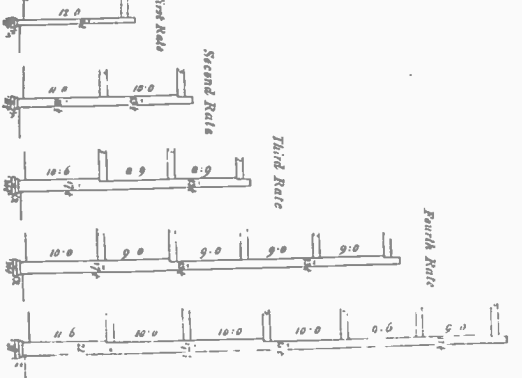
SECOND, OR WAREHOUSE CLASS—*Continued.*

External Walls.



SCHEDULE (C).—PART IV.—Rules concerning Buildings of the Second or Warehouse Class.

Warehouses, &c.—With regard to any building of the second class (except stables, coach houses, and harness-rooms) hereafter built or re-built, in reference to the area thereof within the said party-walls: If such building exceed 25 squares, then it must have for every 25 squares in roof party wall; unless such portions of such building as shall be thought necessary by the official referees be built fire-proof.

Openings in Party-walls.—And with regard to buildings of the second class, in reference to the openings in such party-walls;—such openings must not be wider than six feet, and not higher than eight feet: and the floor thereof must be composed of brick or stone, and the posts thereof must be composed of brick, and must be at least 18 inches wide, and must project at least one foot six inches from the face of such party-wall; and the brick arches or stone lintelings thereof must extend the entire width and depth of such opening, above and below the same; and every such opening must have two strong wrought-iron single or folding doors, which must be fixed in wrought-iron frames, and be not less than one-fourth of an inch thick in the panels thereof, and each of such doors must be distant from the other not less than four feet.

Fire-proof Part of Buildings.—And with regard to such second class buildings so built in part fire-proof, in reference to the construction and materials of such fire-proof part,—it must be built of such materials and in such manner as shall be approved by the official referees. And such building must be so built as that every single part not built fire-proof must not exceed 25 squares.

Stables.—And with regard to any buildings intended for stables, including coach-houses and harness-rooms, which shall be hereafter built, in reference to the area thereof, within the same wals,—no portion thereof must contain within its walls, whether party-walls or external walls, more than 25 squares, nor must any enlargement be made at any time hereafter to any building for stables already built, or which shall be hereafter built, so that no portion of the same when enlarged, including coach-houses and harness-rooms, shall contain more than 25 squares as aforesaid.

SCHEDULE (C.)—PART V.—Requisites for determining the Rate to which any Building of the Third Class is to be deemed to belong.

If any building of the third or public building class correspond in form or structure or disposition with a dwelling-house, then the rate thereof is to be determined by the same rules as the rates of the first or dwelling-house class. But if it correspond in form or structure or disposition with a warehouse, or any building of the second class,—then the rate thereof is to be determined by the same rules as the rates of the second or warehouse class. And further, with regard to the walls of such public buildings of whatever rate,—the width of the footings thereof and the thicknesses thereof are to be at the least four inches more than is hereby required for party or external walls of the same rate, unless the official referees, an special supervision thereof, shall [illegible]

SCHEDULE (C.)—PART VI.—Rules concerning attached and detached and insulated Buildings, as to the Rates and Walls thereof.

Buildings and Offices.—With regard to buildings or offices now built or hereafter to be built except greenhouses, converies, aviaries, or such like buildings,—and that, whether the same be attached to or detached from the buildings to which they belong),—every such building is to be deemed, in respect of the external walls thereof, and all other requisites, as a building of the rate as which it would belong if it had been built separately; but the party-walls, if any, must be of the rate of the house to which the building or office is attached, or of the rate of the building of the highest rate attached to such party-wall on either side.

Greenhouses, &c.—And with regard to greenhouses for plants, converies, aviaries, or such like buildings,—subject to any law in force applicable to such buildings, and subject to the rights of the owner or occupier of the adjoining property, any such building may be built, as to the party-walls, if any, according to the rules of this Act prescribed regarding party-walls; but in other respects, whether the same be attached or detached from any building of whatever class, such building must be built in such manner only, and of such materials only, as shall be approved by the official referees.

Insulated Buildings.—And with regard to buildings of the first or dwelling house class, and of the second or warehouse class, which shall be insulated,—every such building must be distant from any public street or alley one third of its height at the least; and if the building do not exceed 22 feet in height,—then it must be so distant at the least eight feet; and it must be distant from any other building, or from ground not be the same possession or occupation therewith, or connected therewith only by a fence or fence-wall, not less than six full height; or if the building do not exceed 30 feet in height,—then it must be so distant at the least 30 feet; and if such building be so distant from a public street or alley, and from any other building or ground not in the same possession or occupation therewith,—then such building is not to be liable in respect of the dimensions and materials thereof to the rules and directions of this Act.

Insulated Buildings afterwards divided.—Provided always, that if any such building be hereafter divided into two or more distinct buildings, and the several parts of such buildings so divided be not at the aforesaid distance from each other, and from other buildings and ground, then such several parts must have such external walls, and be separated from each other by such party-walls, as are herein prescribed for the rates to which such several parts, if adjoining, would belong; and must be built in every other respect as is herein required for buildings of the rates to which such several parts when so divided shall belong. And the external walls of the several parts of such building must be built in the manner, and of the materials, and at the [illegible] of the several heights and thicknesses herein prescribed for external walls of the rates such several parts shall be of when so divided. And if such regulations be not observed, then such several parts of such buildings in respect of which [illegible] nance, and as such be taken down, according to the provisions of this Act in that behalf.

Toll-houses, &c.—And with regard to certain buildings which shall be built for the purposes of trade or the collection of toll, if such buildings be situate fifteen feet at the least from any other building, and do not cover an area of more than one and a half squares, and the height thereof do not exceed twelve feet from the ground to the highest point of the roof, then every such building may be enclosed with any materials whatsoever; but the roof thereof must be covered as herein directed with regard to roofs, and the chimney and flue (if any) must be built as herein directed with regard to chimneys and flues.

SCHEDULE (D).—PART I.—Rules concerning Walls, of whatever kind.

Foundations.—With regard to the foundations of walls, in reference to the construction and materials thereof,—every such foundation must consist either of a natural solid stratum, or be formed of a bed of concrete; which concrete must be composed of stone lime, mixed with Thames ballast, or broken stone or flint, or sharp clear gravel, or burnt clay, in the proportion of at least one bushel of stone-lime to eight bushels of such other materials; and must be at least 18 inches thick, and 18 inches wider than the bottom of the footing; or must be composed of such other materials and be formed in such other manner as the official referees shall license or appoint.

Footings.—With regard to footings of walls, in reference to the materials thereof, to the projection thereof, to the width thereof, to the height thereof above the foundation, and to the depth below the surface:—

Materials.—1. In reference to the materials thereof:—Every footing must be built, either of stone, of good sound stock bricks, or of good sound stock-bricks and stone, and laid in good mortar or cement.

Construction.—2. In reference to the construction thereof:—The footing of every wall, whether external or party (except external and party-walls of the first and second rates), and that whether the footing be built of brick-work, or of brick and stone work, must be built in two double courses at the least. The footing of every party-wall for a building of the first rate, or of external or party-walls for buildings of the second rate, whether such footing be built of brick-work, or brick and stone work, must be built in one double and one single course at the least. The footings of external walls for a building of the first rate, whether such footings be built of brick-work, or of brick and stone work, must be built in two single courses at the least.

Width.—3. In reference to the width thereof at the foundation:—The bottom of the footing of every wall must be at the least nine inches wider than the wall standing thereon; and whether such footing be built of brick-work, or of brick and stone work, it must diminish equally on each side by two inches at the least in each successive single or double course from the bottom.

Height.—4. In reference to the height above the foundation:—The footing of every wall, whether party or external (except the footings of the external walls and party-walls of the first and second rates), must be at the least twelve inches high above the foundation. The footing of the party-walls of the first rate, and of external and party-walls of the second rates, must be at the least nine inches high above the foundation. The footing of external walls of the first rate must be at the least six inches high above the foundation.

Depth below Ground.—5. In reference to the depth thereof below the surface of the lowest ground or area adjoining:—The top of the footing of every external wall and party-wall must be at the least three inches below such surface.

Depth below lowest Floor.—6. In reference to the depth thereof below the surface of the lowest floor adjoining or intended to adjoin thereto:—The top of the footing of every external wall and party-wall must be at the least nine inches below such surface.

Walls generally.—With regard to every party-wall, external wall, or internal wall of every building of the first or dwelling house class hereafter built, and of every addition to such building, whether already built or hereafter built,—the two courses of brick-work immediately below the level of the bottom of the paving, or of the timbers of the lowest or first floor, must be of good sound bricks, laid in good cement.

SCHEDULE (D).—PART II.—External Walls.

Materials.—And with regard to external walls of buildings (except those parts thereof in which it may be required to be plates, lintels, bonds, corbels, and wood-bricks, ends of joists, girders, heads and sills of partitions, breastsummers, and story-posts, and except openings for doors and windows, shop-fronts and doorrances to warehouses),—every such wall must be built solid, and of good sound bricks or good sound stone, or of good sound bricks and stone, properly bonded, and set in good and well-compounded mortar or cement. Nevertheless, in such walls, in every story above the level of the floor of the third floor, recesses may be formed; so that such recesses be arched over the full thickness of the wall; and so that the brick-work be of the thickness of at least eight inches and a half; and so that the stability of the wall be not endangered thereby.

Height.—And with regard to external walls, in reference to the height thereof,—if an external wall adjoin a gutter,—then such external wall must be carried up and remain one foot at the least above the highest part of such gutter. And if the roof overhang the wall,—the such wall must be carried up the full thickness to the underside of the plate of the roof.

Wood and Iron.—And with regard to such excepted parts of external walls,—they may be of such wood and iron as shall be necessary. And every plate, lintel, bond, corbel, and wood-brick, and all ends of joists, girders, and heads and sills of partitions, must be fixed at a distance from the external face of the wall of four [illegible] nance of doors and wa-